

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0059E DATED DECEMBER 5, 2006).
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- A KARST SURVEY WAS PERFORMED BY KELLY JONES ON NOVEMBER 22, 2019 AND NO KARST FEATURES WERE OBSERVED.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE EXISTING STORMWATER PIPE SYSTEM WILL BE UTILIZED FOR THE DETENTION BASIN OUTLET WITH NO INCREASE IN VELOCITY OR CHANNEL SHEAR STRESS AT POINT OF DISCHARGE ONTO 2900 NEWBURG ROAD.
- DRAINAGE/ STORMWATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. APPROXIMATE DETENTION VOLUME REQUIRED: 7.58 Ac. X (0.52-0.30) X (2.9/12) = 0.40 Ac-Ft.
- MINIMUM OPENING ELEVATIONS TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL EXISTING ACCESS EASEMENTS ON THE PROPERTY WILL BE RELEASED PRIOR TO RECORD PLAT APPROVAL.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

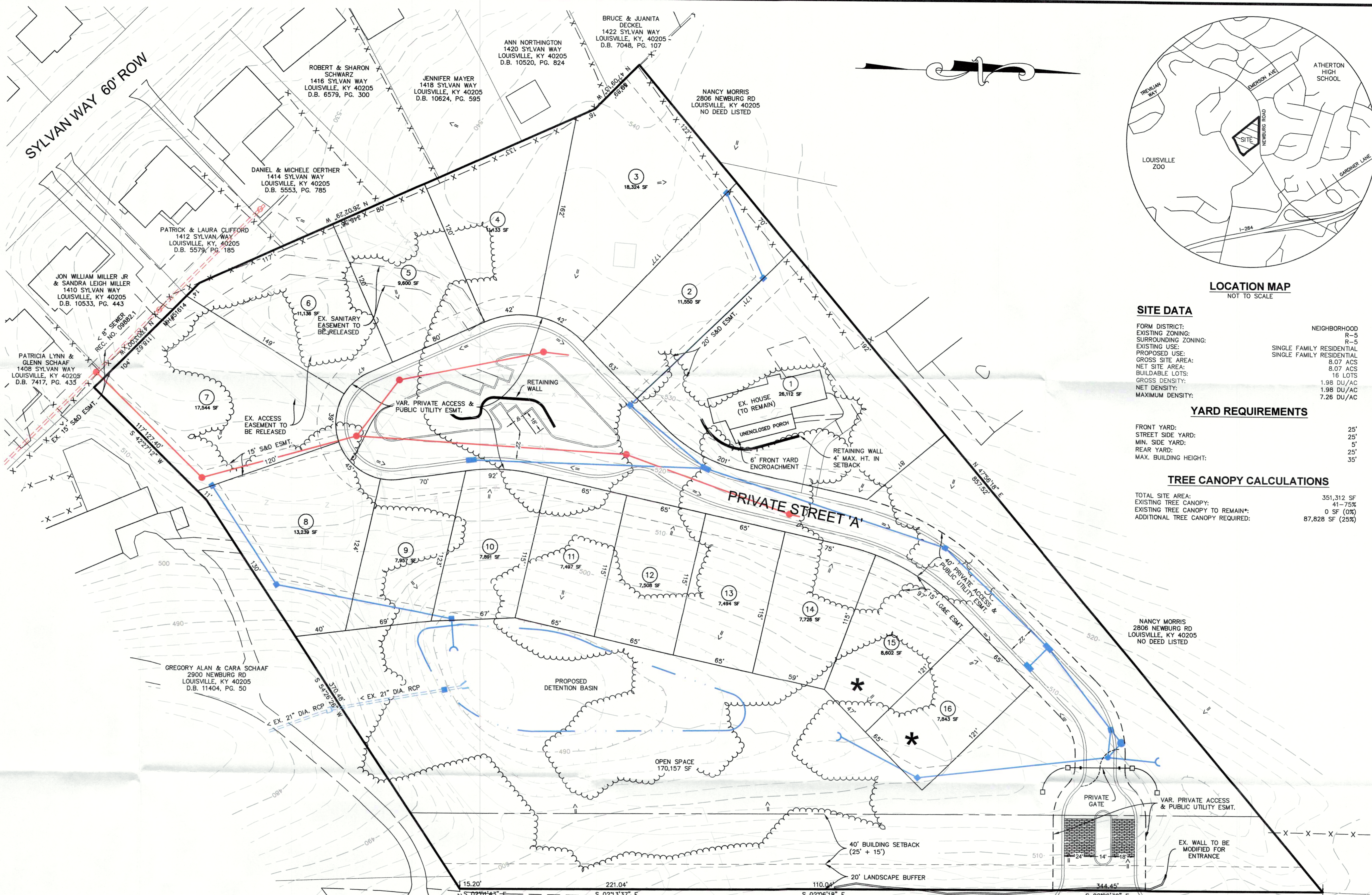
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

BENCHMARK (U.S.G.S. DATUM)

B.M. GPS86-42 - BERNSTEN TOP SECURITY MONUMENT SET 0.4' BELOW GROUND TO REACH TRAVEL 650' EAST ALONG ENTRANCE ROAD TO BELLARMI COLLEGE FROM THE INTERSECTION OF ENTRANCE ROAD AND NEWBURG ROAD. ENTRANCE IS OPPOSITE OUR LADY OF PEACH HOSPITAL. STATION IS 6.0' NORTH OF CONCRETE CURBING OF TURN AROUND AND 0.5' BELOW TOP OF CONCRETE CURB. ELEV. 509.51

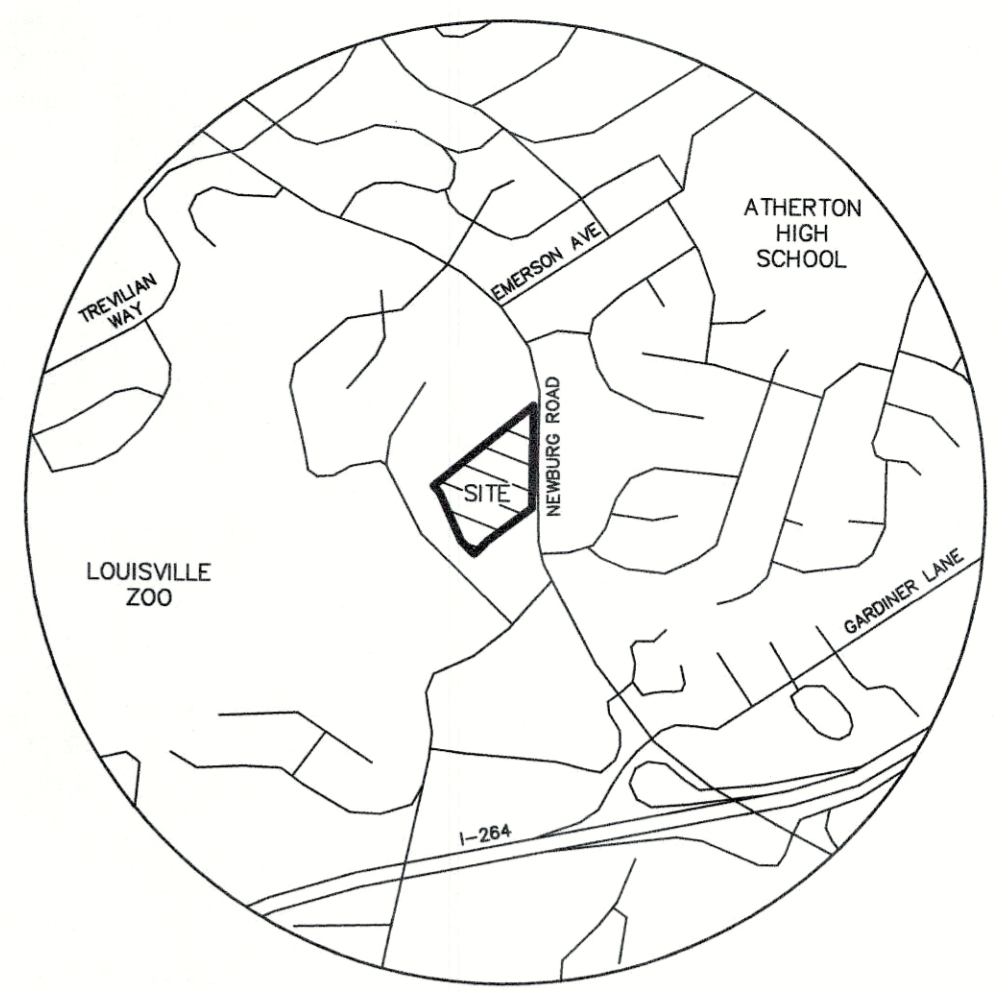
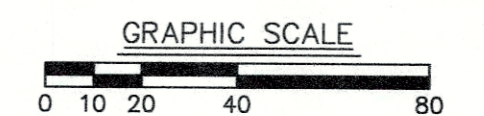
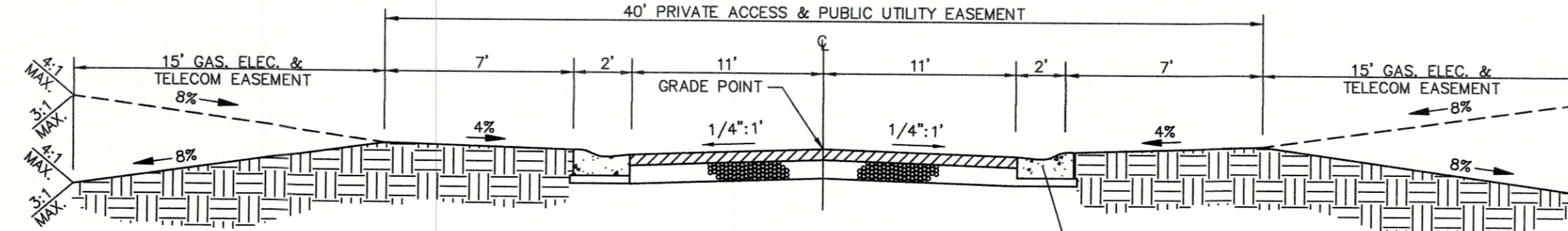
ADDITIONAL REQUESTS

- WAIVER OF LDC 7.3.30.B TO ALLOW DETACHED HOUSING TO ABUT A PRIVATE STREET.
- WAIVER OF LDC 6.2.6.B TO WAIVE THE SIDEWALK REQUIREMENT ALONG NEWBURG ROAD.



LEGEND

- - - 520 - EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- ~ ~ ~ EX. TREE LINE
- X - X - X - EX. FENCE
- - - - - EX. SANITARY SEWER
- - - - - PROP. SANITARY SEWER
- - - - - EXISTING STORM SEWER
- - - - - PROP. STORM SEWER
- * LOT SERVED BY PRESSURE SEWER
- - - - - DRAINAGE FLOW ARROW



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-5
EXISTING ZONING:	SURROUNDING ZONING:	R-5
EXISTING USE:	SINGLE FAMILY RESIDENTIAL	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
GROSS SITE AREA:	8.07 ACS	
NET SITE AREA:	8.07 ACS	
BUILDABLE LOTS:	16 LOTS	
GROSS DENSITY:	1.98 DU/AC	
NET DENSITY:	1.98 DU/AC	
MAXIMUM DENSITY:	7.26 DU/AC	

YARD REQUIREMENTS

FRONT YARD:	25'
STREET SIDE YARD:	25'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	351,312 SF
EXISTING TREE CANOPY:	41-75%
EXISTING TREE CANOPY TO REMAIN*:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	87,828 SF (25%)

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
 (502) 964 - 6271

Professional Engineer Seal for Joseph B. Marshall, No. 19,976, State of Kentucky.

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	12/23/19
2	REVISED PER AGENCY COMMENTS	01/13/20

MAJOR PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: HIGHLAND PRESERVE
 SHEET TITLE: HIGHLAND PRESERVE
 TAX BLOCK 88F, LOTS 116, 117, 118 & 119

RECEIVED
 JAN 13 2020
 PLANNING & DESIGN SERVICES

CASE # 19-MSUB-0016
 MSD SUB # 1196

OWNER/DEVELOPER
 HIGHLAND PRESERVE, LLC
 2806 NEWBURG ROAD
 LOUISVILLE, KY 40205
 D.B. 11369, PG. 28

JOB NO. 3110
 SCALE: 1"=40'
 DATE: 11/25/19
 DRAWING NO. PSP
 SHEET 1 OF 1